



# JAMIE WARNER

— ESTATE AGENTS —



## 41 Green Road, Haverhill, Suffolk, CB9 0PQ

£170,000

- Two Bedrooms
- Open Plan Living
- Gas Central Heating
- En Suite
- Modern Bathroom Suite
- Kitchen With Integrated Appliances
- Allocated Parking

# 41 Green Road, Haverhill CB9 0PQ

MODERN APARTMENT LIVING ON THE EDGE OF TOWN.

A beautifully presented and exceptionally spacious two bedroom first floor apartment offered for sale. Enjoying a bright open-plan layout ideal for modern living, the property further benefits from an en-suite to the principal bedroom, a stylish bathroom suite and gas radiator heating throughout. Additional features include a video entry system, allocated parking and a pleasant position close to countryside walks on the edge of Haverhill.



Council Tax Band: B



## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

### Entrance Hall

A welcoming entrance hall featuring built-in storage and radiator, with doors leading through to the principal accommodation. Loft access, loft is partially boarded with permission from freeholders.

### Open Plan Sitting Room/Kitchen

A bright and sociable open-plan living space enjoying plenty of natural light from the rear aspect window. Offering ample room for both living and dining furniture, this inviting area flows seamlessly into the kitchen, creating an ideal layout for modern day living and entertaining.

### Kitchen

Well-appointed with a matching range of base and eye-level units complemented by worktop space over and tiled flooring. Integrated appliances include a fridge/freezer, dishwasher and washing machine alongside a fitted fan-assisted oven and four-ring gas hob with extractor hood over. A front facing window provides additional natural light, whilst the practical layout makes excellent use of the space.

### Bedroom One

A well-proportioned principal bedroom enjoying dual aspect windows to the rear and side, creating a lovely light-filled feel. Further benefitting from radiator and access to the en-suite shower room.

### En-Suite

Fitted with a modern three-piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, shaver point and radiator.

### Bedroom Two

A comfortable second bedroom with side aspect window and radiator, ideal as a guest room, nursery or home office.

### Bathroom

Fitted with a three-piece suite comprising panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, shaver point and radiator.

### Outside

Positioned on the edge of Haverhill, the property enjoys easy access to open countryside and pleasant farmland walks, offering an appealing balance of town convenience and nearby green space.

### Parking

The property benefits from an allocated parking space within the residents' car park, in addition to a generous number of visitor parking bays nearby.

### Viewings

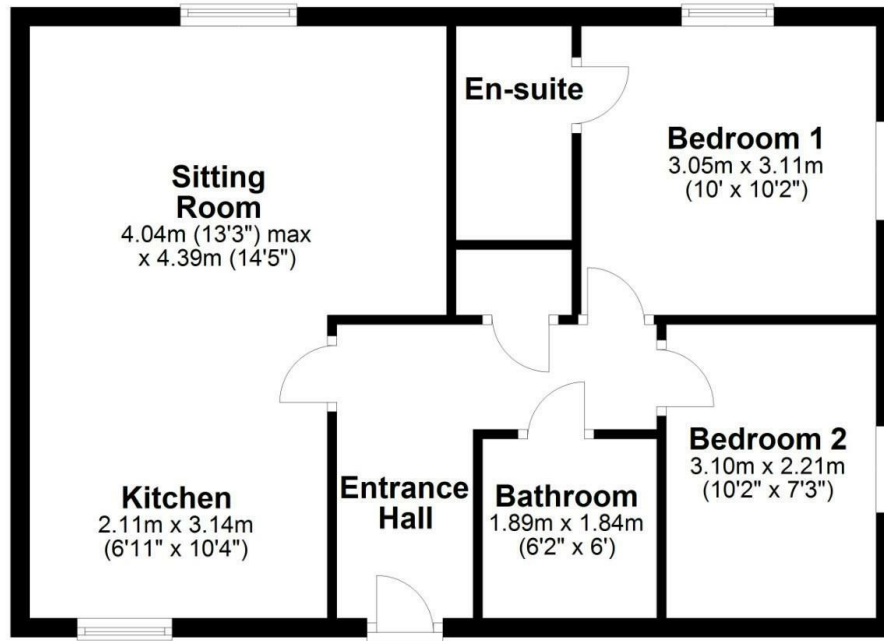
By appointment with the agents.

### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

## Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 55.7 sq. metres (599.4 sq. feet)

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

